



MASS
TINY HOMES

Tiny Home Models

Explore the *Mass Tiny Home System*.



MASSINYHOMES.COM



Making Backyard Homes Easy, Affordable, And Stress-Free

At Anchored Tiny Homes, we pride ourselves on delivering high-quality, custom-built structures. Our ADU's, also known as granny flats, carriage houses, or backyard cottages, are constructed on-site, allowing us to build on virtually any property.

This approach not only adds significant value to your home but also eliminates the delivery and placement fees associated with prefabricated models.

The ADU System



We handle the whole process for you from design to construction, giving you a move-in ready backyard home with finishes and appliances all included!

From exquisite floor plans to boundless options for interior and exterior finishes, we provide solutions for any style; we can even match the style of your main residence.

Thank you for taking some time to explore our proven, turn-key models and finish packages!

The Studio

Whether you are discovering new avenues for creating rental income or you're looking for a way to house a friend or family member while maintaining some privacy, a studio ADU may be just what you're looking for.



Our studio models are available in any interior and exterior finish package desired, from craftsman to modern and everything in-between.

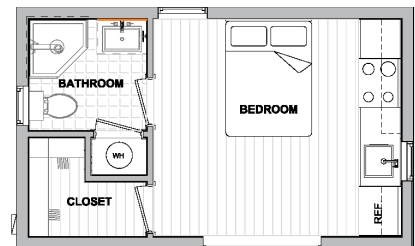


Whether you are discovering new avenues for creating rental income or you're looking for a way to house a friend or family member while maintaining some privacy, a studio ADU may be just what you're looking for. Living in a studio home brings a unique charm and simplicity to everyday life. You've got everything you need right at your fingertips – no more, no less. Studio ADUs offer these same charms, without the difficulties of apartment living.

INCLUSIONS

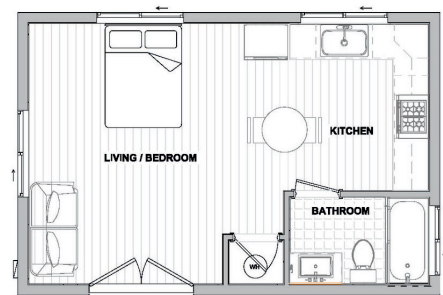
- Beautiful, durable exterior finish package including vinyl lap siding, lifetime shingle roof, and dual pane windows.
- Elegant interior finish package including luxury vinyl flooring, custom wood cabinets with slow-close upgrades, and quartz countertops.
- Top-of-the-line stainless steel appliance package including refrigerator, range stove, microwave, and dishwasher.
- Open concept floorplans designed to maximize small spaces and create the perfect home, guesthouse, or office!

► AVAILABLE FLOOR PLANS



A-240

240 SQ FT • 20'x12'1"



A-384

384 SQ FT • 24'x16'

The One Bedroom

Accessory dwelling units, or ADUs, are one way to add versatile living space to your home. If you're looking for small home contractors, consider Anchored Tiny Homes' one-bedroom models. Anchored Tiny Homes' B-series models range from 360 to 720 square feet, and even the smallest one-bedroom floor plan includes a bedroom, full bathroom, kitchen, and living area.



AVAILABLE FLOOR PLANS



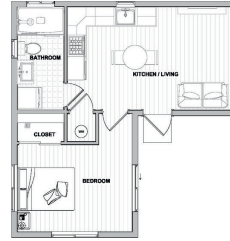
B-360

360 SQ FT
30'x12'



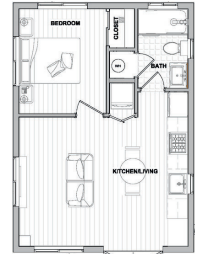
B-364

364 SQ FT
19'5"x18'10"



B-436

436 SQ FT
25'x24'



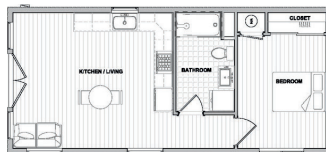
B-450

450 SQ FT
18'x25'



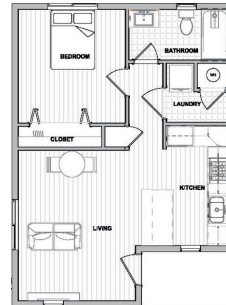
B-504

504 SQ FT
36'x14'



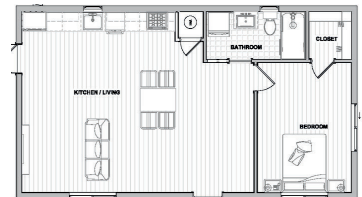
B-576

576 SQ FT
36'x16'



B-609

609 SQ FT
30'x22'



B-720

720 SQ FT
36'1"x20'1"

The one-bedroom is the perfect fit for aging parents to live comfortably close by, or your adult child enjoying their own space. Enhance your property's value and versatility with our beautifully designed one-bedroom ADUs, creating a harmonious living space for loved ones or a lucrative rental opportunity.

INCLUSIONS

- Beautiful, durable exterior finish package including vinyl lap siding, lifetime shingle roof, and dual pane windows.
- Elegant interior finish package including luxury vinyl flooring, custom wood cabinets with slow-close upgrades, and quartz countertops.
- Top-of-the-line stainless steel appliance package including refrigerator, range stove, microwave, and dishwasher.

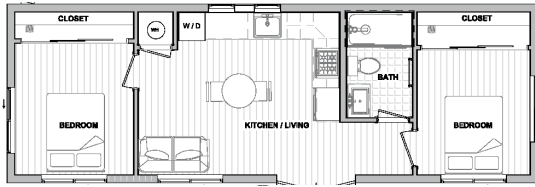


The Two Bedroom

Discover the perfect combination of luxury and functionality with our C-Type two bedroom units. You'll enjoy a spacious and well-appointed living area, ideal for families, guests or as a rental opportunity. These two-bedroom units range in size from 535–1003 sq feet.. Each unit is designed with a functional, open-concept floor plan that makes the most of every square foot and top-of-the-line finishes and features for a modern and comfortable living experience.

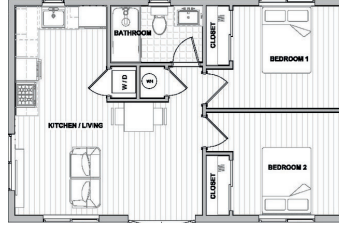


► AVAILABLE FLOOR PLANS



C-535

535 SQ FT • 40'2" x 13'4"



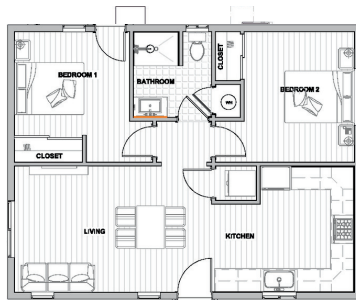
C-585

585 SQ FT • 30' x 19'7"



C-743

743 SQ FT • 33' x 30'



C-744

744 SQ FT • 31' x 24'



C-1003

1003 SQ FT • 36' x 29'

These spacious two-bedroom designs provide a living space perfect from a rental to additional living space for family or friends.

INCLUSIONS

- Beautiful, durable exterior finish package including vinyl lap siding, lifetime shingle roof, and dual pane windows.
- Elegant interior finish package including luxury vinyl flooring, custom wood cabinets with slow-close upgrades, and quartz countertops.
- Top-of-the-line stainless steel appliance package including refrigerator, range stove, microwave, and dishwasher.
- These floor plans are designed to maximize living space with functionality.







Finish Packages

Explore Our Craftsman, Farmhouse,
Traditional, and Modern Finish Packages

Craftsman

LAP SIDING OR BRICK



EXTERIOR



1 2 3



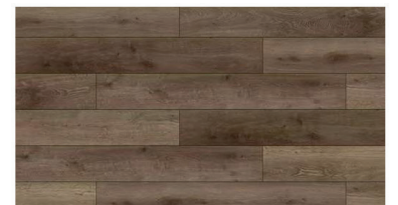
1 2 3



BATHROOM



KITCHEN & LIVING



PALE OAK BY
BENJAMIN MOORE



Farmhouse

BOARD & BATTEN



EXTERIOR



BATHROOM



KITCHEN & LIVING



PURE WHITE BY
SHERWIN WILLIAMS



Traditional

BOARD & BATTEN OR LAP-SIDING



EXTERIOR



BATHROOM



KITCHEN & LIVING



GREEK VILLA BY
SHERWIN WILLIAMS

Modern

STUCCO



EXTERIOR



563

BATHROOM



KITCHEN & LIVING



GREEK VILLA BY
SHERWIN WILLIAMS

Specifications & Standard Inclusions

PRE-CONSTRUCTION

- Construction Documents to include building plans and specifications.
- Interior design selections
- Permit Submittal Services

CONSTRUCTION METHODS

- Concrete Slab Foundation 4" slab with 8x18" footings
- 8' Wall and Ceiling Height
- Flat Ceilings
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Board and Batten T1-11 Plywood
- Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl double pane windows
- Standard Window Sizes (2020XO, 2030SH, 2040SH, 2050SH, 3010XO, 3020XO, 3030XO or SH, 3040SH, 3050SH, 4030XO, 4040XO, 5030XO, 5040XO)
- Masonite Lincoln Park 3068 Front Door (Or choice of Half Glass, or Full Glass) Schlage Century Entry Handle set with Latitude Lever
- FC285CEN619LATCOL GAF Timberline HDZ Composition
- Roof Shingles
- 5" Gutters and 2"x3" Downspouts-Optional per location
- Insulation R-38 Ceilings and R-21 Walls *Subject to change per local building code
- Sherwin Williams Exterior Paint

INTERIOR FINISHES

- 1/2 Drywall (Imperfect Smooth, Knockdown or Orange-Peel finish)
- Emser Encore "Oxford" or "Windsor" 20MIL x 5mm Vinyl Plank Flooring 7" x 48" Choice of 6 colors
- Masonite One Panel 6' 8" Shaker Interior Doors
- Schlage Latitude Door Lever Set with Collins Trim Passage F10LAT619COL and Privacy F40LAT619COL
- 1"x4" MDF Baseboard and 1"x2" MDF Interior Door Trim
- Kitchen Cabinets Shaker style, full overlay, framed W/ soft close doors and drawers. Durable wood cabinet box with full extension dovetail drawer construction. 30" Upper Cabinets are included.
- Miseno Eaton Bar Cabinet Pull MCPBP2300SS
- MSI Quartz Countertops "Calcutta Series"
- Emser "Catch" Subway Tile 3"x6" Kitchen Backsplash F14CATCGR0306PV2 Glossy White
- Emser "Impact" Hexagon 11"x13" Shower Floor Mosaic Tile in colors White or Grey (Shower curtain rod included)
- Decora Plugs and Switches in white
- Sherwin Williams Interior Paint Finishes one color for walls and ceilings and one color for trim.



APPLIANCES

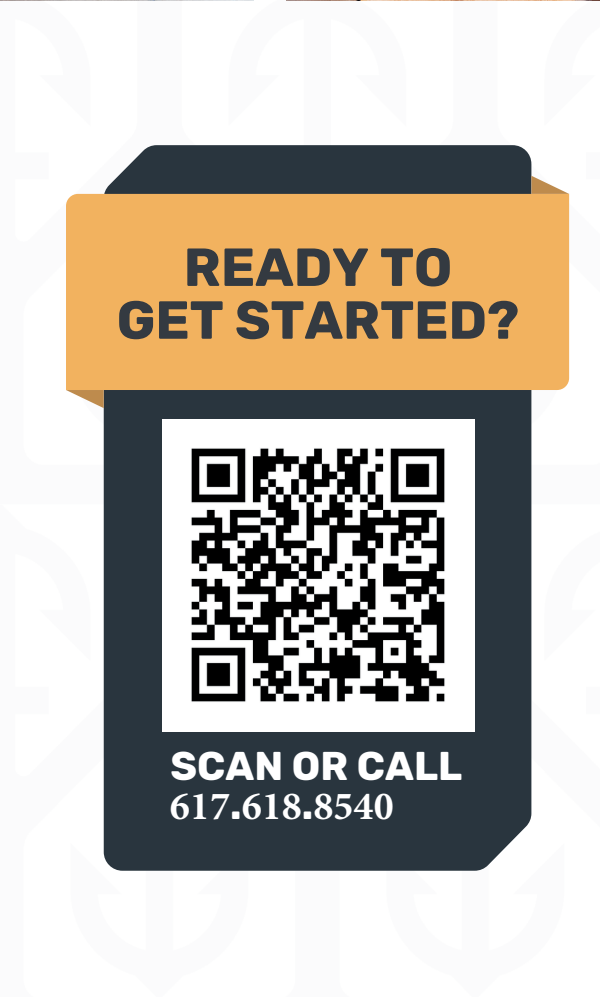
- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator GTE19JSNRSS
- 30" Stainless Steel GE® Free-Standing Electric Range JBS60RKSS
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven JVM3160RFSS
- 18" Stainless Steel GE® Profile™ Series Dishwasher PDT145SSLSS
- Moen GX Series Garbage Disposal GXS75C
- 24" White GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer GUD24ESSMWW
- Rheem Hybrid Heat Pump/Electric Water Heater (40 Gallon) XE40T10H45U0
- Gree 12,000 Btu 22 seer Vireo Ductless Mini Split system 115V. 1 per bedroom and 1 for the living/dining/kitchen area 125 Amp Electrical Panel GE Powermark TLM1212CCUP

FIXTURES

- Bath Vanity Lighting- Progress Lighting 2-Light Series Replay or Clifton Heights (All Finishes)
- Exterior Lighting- Progress Lighting Outdoor Series-Endicott, Westport, PolyCard Outdoor, District, & Patewood (See Lighting fixture line-up sheet for SKU numbers)
- Progress Lighting SKU #P807003-028-30 Everlume Recessed Cans (6X) in the kitchen/dining include 5" housing kit P851-ICAT
- Electrical outlets as per code
- Progress Lighting
- 44" Trevina II Ceiling Fan W/ LED light and remote in the living room and 1 in each bedroom. Three color options available
- Ove Decors Vegas 24" Single Basin Vanity with Cabinet and Marble Top (4 finishes) 15VVA-VEGA24-038FE
- Moen Voss Single Handle Posi-Temp Shower Trim and Head T2692EPBN
- Moen Voss Double Handle Widespread Bathroom Faucet T6905BN
- Moen 31" Single Basin Undermount SS Kitchen Sink G18180
- Moen Sleek 1.5 GPM Single Hole Pull Down Faucet 7864ORB
- Moen Voss 24" Towel Bar Model YB5124BN
- Moen Voss Toilet Roll Holder YB 5108
- American Standard Elongated Two-Piece Toilet 288CA114.020
- Panasonic Bathroom Fan Model FV-0810VSSL1
- 24" Vanity Mirror

NOT INCLUDED

- Does not include the cost of permit fees or development fees
- Geotechnical investigations (soil reports), topographic maps, and arborist reports are not included.
- Fire Sprinklers are not included
- Solar equipment and installation is not included
- Does not include any landscape removal or repair
- Mat/raft slabs, post-tensioned slabs, or drilled pier and grade beam foundations, if required, are not included.
- Separate electrical meter installation not included
- Does not include any required existing utility upgrades (main panel upgrades, etc).
- Quote is based on a level pad. Grading design and construction costs, if required, are not included (civil engineering, topos, grading permits, etc)
- Removal, repair, or replacement of all drainage, sprinkler system, or existing utilities that conflict with ADU build and/or utility connections are not included
- Removal of any structures, trees, or landscaping that conflict with ADU build and /or utility connections is not included Parcel/boundary survey is not included (Survey shall include a minimum of parcel property lines, existing utility locations, recorded easements, existing tree locations and sizes (trunk diameter at 4', and drip line (including drip lines that overhang property lines, existing structures on site, existing sidewalks, curb-cuts and pavement, and existing fence lines.
- Does not include topographic maps (topos), which may be required on sloped parcels.





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